



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL
TUESDAY, APRIL 2, 2013
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

- A. None

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. _____, 2013, RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Kamic Corporation) Chris Schilling.
- B. Reading of a Resolution entitled "RESOLUTION NO. _____, 2013, RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (PMG Indiana Corporation) Chris Schilling.
- C. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2013, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "RS3" (RESIDENTIAL: SINGLE-FAMILY) TO "RT" (RESIDENTIAL: TWO-FAMILY)." (Joel Spoon Rezoning) Jeff Bergman.

IV. Other Business

A. Standing Committee and Liaison Reports

B. Discussion Items:

1.) None

C. Next regular meeting is scheduled for **Tuesday, April 16, 2013 at 6:00 o'clock P.M. in City Hall.**

D. Adjournment.

Redacted

RESOLUTION NO. ____, 2013

**RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORM**

Kamic Corporation

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 12-1984 by the Common Council on December 18, 1984 which remains in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for real property in an area previously designated as an ERA; and

WHEREAS, Kamic Corporation filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated March 22, 2013, requesting the approval of a ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of improving real estate within an established ERA located at 6345 South Inwood Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 3(c), a deduction allowed for improvement to real estate:

1. Shall be for a period of not more than five (5) years if the area is a residentially distressed area; or
2. Shall be either three (3), six (6), or ten (10) years in an economic revitalization area designated before July 1, 2000; or
3. Shall be for a period not to exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such real property tax abatement be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefit forms submitted by **Kamic Corporation** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Kamic Corporation** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
 - a. The estimated value of the proposed redevelopment or rehabilitation to the real estate is reasonable for projects of that nature; and
 - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
 - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
 - e. The totality of benefits is sufficient to justify the deduction.
3. **Kamic Corporation's** project represents a major capital investment into the improvement of real estate and compliments the initiatives of the City of Columbus for economic development.
4. The deduction allowed for real property pursuant to INDIANA CODE 6-1.1-12.1- 3 and 4, *et. seq.* shall be allowed for _____ years;
5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits forms attached hereto as **Exhibit A** for purposes of facilitating the real property tax abatement of **Kamic Corporation**.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of April 2013, by a vote of ____ ayes and ____ nays.

Presiding Officer of the

Common Council

ATTEST:

Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day
of April 2013 at ____ o'clock ____ .M.

Clerk-Treasurer

Approved and signed by me this ____ day of April 2013, at
____ o'clock ____ .M.

Mayor of the City of
Columbus, Indiana



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R4 / 2-13)

Prescribed by the Department of Local Government Finance

EXHIBIT A

2014 PAY 2015

FORM SB-1 / Real Property

PRIVACY NOTICE

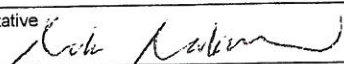
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1(c) and (d).

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)].
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property apply to any economic revitalization areas designated after June 30, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to economic revitalization areas designated before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer KAMIC CORPORATION					
Address of taxpayer (number and street, city, state, and ZIP code) 6345 SOUTH INWOOD DRIVE, COLUMBUS, IN 47201					
Name of contact person NOBUHARU NAKAJIMA		Telephone number (812) 342-8000		E-mail address	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body COMMON COUNCIL OF THE CITY OF COLUMBUS				Resolution number	
Location of property 6345 SOUTH INWOOD DRIVE, COLUMBUS, IN 47201		County BARTHOLOMEW		DLGF taxing district number 03021	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) ADDITION OF 13,000 SQ. FT. OF LMFG SPACE TO EXISTING BUILDING AND ADDITIONAL PAVING.				Estimated start date (month, day, year) 04/03/2013	
				Estimated completion date (month, day, year) 09/30/2013	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 46.00	Salaries \$1,920,000.00	Number retained 46.00	Salaries \$1,920,000.00	Number additional	Salaries
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values				1,529,300.00	
Plus estimated values of proposed project				476,000.00	
Less values of any property being replaced					
Net estimated values upon completion of project				2,005,300.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 			Title PRESIDENT		Date signed (month, day, year) 03 / 22 / 2013

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to \$ _____.

D. Other limitations or conditions (specify) _____

E. The deduction is allowed for _____ years* (see below).

F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the alternative deduction schedule to this form.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.

A. For residentially distressed areas, the deduction period may not exceed five (5) years.

B. For redevelopment and rehabilitation or real estate improvements:

1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
2. If the Economic Revitalization Area was designated after June 30, 2000, and is not in a residentially distressed area, the deduction period may not exceed ten (10) years.

EXHIBIT B

AGREEMENT of COOPERATION

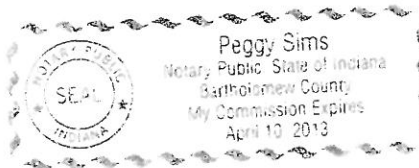
We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

KAMIC CORPORATION
(Company Name)

DATE: 3/22/13

[Signature]
NOBUHARU NAKAJIMA, PRESIDENT/SECRETARY

SS



STATE OF INDIANA
COUNTY OF BARTHOLMEW

Before me, a Notary Public, in and for said County and State, personally appeared

NOBURHARU NAKAJIMA and JIRO NAKAJIMA, the
President/Secretary and Vice President respectively of KAMIC COPORATION who
acknowledge execution of the foregoing Agreement for and behalf of
KAMIC CORPORTION and who, having been duly sworn, state that the
representations therein contained are true,

Witness my hand and Notarial Seal on the, the 22 day of, March, 20 13

My Commission Expires:

4-10-13

[Signature]
Signature Notary Public

Peggy Sims
(Printed)

County of Residence: Bartholomew

Redacted

RESOLUTION NO. ____, 2013

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORM

PMG Indiana Corporation

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property and installation of new personal property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 12-1984 by the Common Council on December 18, 1984 and as amended by Resolution 46-1988, which remain in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for personal and/or real property in an area previously designated as an ERA; and

WHEREAS, **PMG Indiana Corporation** filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated March 21, 2013, requesting the approval of a ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of improving real estate within an established ERA located at 1751 Arcadia Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

WHEREAS, **PMG Indiana Corporation** also filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated March 21, 2013, requesting the approval of a ten (10) year personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of installing new manufacturing equipment at a facility located at 1751 Arcadia Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit B**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 3 *et. seq.*, a deduction allowed for improvement to real estate:

1. Shall be for a period of not more than five (5) years if the area is a residentially distressed area; or
2. Shall be either three (3), six (6), or ten (10) years in an economic revitalization area designated before July 1, 2000; or

3. Shall be for a period not to exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 4.5 *et. seq.*, a deduction allowed for the installation of new manufacturing equipment:

1. Shall be either five (5) or ten (10) years in an economic revitalization area designated before July 1, 2000; or
2. Shall be determined by the designating body, but the deduction shall not exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such real and personal property tax abatement be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefit forms submitted by PMG Indiana Corporation and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of PMG Indiana Corporation meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
 - a. The estimated value of the proposed redevelopment or rehabilitation to the real estate is reasonable for projects of that nature; and
 - b. The estimated cost of the installation of new manufacturing equipment is reasonable for this type of project and equipment; and
 - c. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property and proposed installation of new manufacturing equipment; and
 - d. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property and installation of new manufacturing equipment; and
 - e. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or

rehabilitation of its real property and the installation of new manufacturing equipment; and

- f. The totality of benefits is sufficient to justify the deduction.
3. PMG Indiana Corporation's project represents a major capital investment into the improvement of real estate and personal property, and compliments the initiatives of the City of Columbus for economic development.
 4. The deduction allowed for real property pursuant to INDIANA CODE 6-1.1-12.1- 3 and 4, *et. seq.* shall be allowed for _____ years;
 5. The deduction allowed for personal property pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.* shall be allowed for _____ years;
 6. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits forms attached hereto as **Exhibit A and Exhibit B** for purposes of facilitating the real property and personal property tax abatements of the applicant herein.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of April 2013, by a vote of ____ ayes and ____ nays.

Presiding Officer of the
Common Council

ATTEST:

Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day of April 2013 at _____ o'clock _____.M.

Clerk-Treasurer

Approved and signed by me this ____ day of April 2013, at _____ o'clock _____.M.

Mayor of the City of
Columbus, Indiana



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R3 / 12-11)

Prescribed by the Department of Local Government Finance

EXHIBIT A

20__ PAY 20__

FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, Whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor, if any, or the county assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer PMG Indiana Corporation					
Address of taxpayer (number and street, city, state, and ZIP code) 1751 Arcadia Drive, Columbus, IN 47201					
Name of contact person Steve Bricker		Telephone number (812) 344-0312		E-mail address steven.bricker@pmasinter. Co.	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Columbus Indiana Common Council				Resolution number	
Location of property 1751 Arcadia Drive, Columbus, IN		County Bartholomew		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) New 36,000 sq ft Building				Estimated start date (month, day, year) 04/03/2013	
				Estimated completion date (month, day, year) 11/30/2013	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 249.00	Salaries \$11,742,266.00	Number retained 249.00	Salaries \$11,742,266.00	Number additional 50.00	Salaries \$1,695,200.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
		Current values			
		Plus estimated values of proposed project			
		Less values of any property being replaced			
Net estimated values upon completion of project					
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative		Title Chief Financial Officer		Date signed (month, day, year) 03/21/2013	

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
 3. Occupancy of a vacant building ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____.
- E. The deduction is allowed for _____ years* (see below).
- F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the alternative deduction schedule to this form.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation of real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 2. If the Economic Revitalization Area was designated after June 30, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R2 / 12-11)

Prescribed by the Department of Local Government Finance

EXHIBIT B

FORM SB-1 / PP

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer PMG Indiana Corporation								
Address of taxpayer (number and street, city, state, and ZIP code) 1751 Arcadia Drive, Columbus, IN 47201								
Name of contact person Steve Bricker		Telephone number (812) 344-0312						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body Columbus Indiana Common Council		Resolution number (s)						
Location of property 1751 Arcadia Drive, Columbus, IN		County Bartholomew	DLGF taxing district number					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary) Manufacturing Equipment		ESTIMATED						
		START DATE	COMPLETION DATE					
		Manufacturing Equipment	04/03/2013 09/30/2014					
		R & D Equipment						
		Logist Dist Equipment						
IT Equipment								
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 249	Salaries 11,742,266.00	Number retained 249	Salaries 11,742,266.00	Number additional 50	Salaries 1,695,200.00			
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project								
Less values of any property being replaced								
Net estimated values upon completion of project								
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)						
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative		Title Chief Financial Officer		Date signed (month, day, year) 03/21/2013				

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment:

☐ Yes ☐ No

2. Installation of new research and development equipment:

☐ Yes ☐ No

3. Installation of new logistical distribution equipment:

☐ Yes ☐ No

4. Installation of new information technology equipment:

☐ Yes ☐ No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____.

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____.

G. Other limitations or conditions (specify) _____.

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

☐ 1 year

☐ 6 years

** For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

☐ 2 years

☐ 7 years

☐ 3 years

☐ 8 years

☐ 4 years

☐ 9 years

☐ 5 years **

☐ 10 years **

I. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the alternative deduction schedule to this form.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member)	Telephone number ()	Date signed (month, day, year)
Attested by:	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5.



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: March 25, 2013

RE: RZ-13-03 (*Joel Spoon Rezoning*)

At its March 13, 2013 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 10 in favor and 0 opposed.

Joel Spoon proposes to rezone the 7.22 acre property on the west side of Terrace Lake Road (south of Mt. Pleasant Court) from single-family residential (RS3) to two-family residential (RT). Joel has indicated that the rezoning is for the purpose of developing a subdivision of approximately 17 single-family homes on lots clustered to one side of the property to avoid the floodplain located on the remainder of the site. The RT zoning district would allow for these smaller, clustered single-family home sites, as well as duplexes, single-family attached homes ("patio homes"), and 0-lot-line homes.

One neighboring property owner spoke at the Plan Commission hearing on this matter to express general concerns about continued development bringing more congestion and traffic to the area.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Plan Commission staff report,
4. a location map, and
5. the proposed subdivision plat for the property provided by the applicant.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2013

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM "RS3" (RESIDENTIAL: SINGLE-FAMILY)
TO "RT" (RESIDENTIAL: TWO-FAMILY)**

**To be known as the: Joel Spoon Rezoning
Plan Commission Case No.: RZ-13-03**

WHEREAS, this rezoning was requested by Joel Spoon and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on March 13, 2013, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "RS3" (Residential: Single-family) to "RT" (Residential: Two-family):

*Lot 4 in "Martin Ahlbrand Minor Subdivision 2nd Replat" as recorded in Plat Book "R",
Page 287D in the Bartholomew County Recorder's Office.*

SECTION 2: Commitment(s)

No commitments are attached to this rezoning.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the Ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2013 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2013 at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-13-03

of the City of Columbus, Indiana Plan Commission

regarding
Case number RZ-13-03
(Joel Spoon Rezoning),
a proposal to rezone +/-7.22 acres from
RS3 (Residential: Single-family) to RT (Residential: Two-family)

WHEREAS, the Plan Commission has received the application referenced above from Joel Spoon; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on March 13, 2013, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 7.22 acres located on the west side of Terrace Lake Road, south of Mt. Pleasant Court) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 13th DAY OF MARCH 2013 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.

Signed Copy on File in the Planning Department

Roger Lang, President

ATTEST:

Signed Copy on File in the Planning Department

David L. Hayward, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (March 13, 2012 Meeting)

Docket No. / Project Title: RZ-13-03 (Willow Glen)
Staff: Thom Weintraut
Applicant: Joel Spoon
Property Size: 7.22 Acres
Current Zoning: RS3 (Residential: Single-Family 3)
Proposed Zoning: RT (Residential: Two-Family)
Location: The property is located on the east side of Carr Hill Road approximately 1100 feet southwest of the intersection of Terrace Lake Road and Carr Hill Road, in the City of Columbus.

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of reducing the square footage of the building lots in order to provide a common area and buffer along the Opossum Creek stream channel. The petitioner has presented a Major Subdivision Preliminary Plat that creates 17 single-family home lots and a common area of 3.19 acres.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: The RS3 zoning district allows for a gross density of 5 dwelling units per acre for a total of 36 units, while the RT zoning district allows for a gross density of 8 dwelling units per acre for a total of 57 units. Will the increase in density create any issues for this area?

Preliminary Staff Recommendation:

Favorable recommendation to the City Council.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may attach conditions to any recommendation which are to become written commitments of the applicant. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan encourages infill development where the City's infrastructure and services have the capacity to accommodate the growth. In addition, the Plan

encourages clustering of residential development to conserve open space and to protected natural features such as river and stream corridors, water quality, and wildlife habitat.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The current site proposed for the rezoning contains wooded areas as well as a stream channel. The adjacent property to the east and south of the site are zoned for RS3 Single-Family Residential and the property to the south is currently being developed as Deer Creek Major Subdivision. The adjacent properties to the north and west are wooded with sparse single family residences.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The site is within the limits of the City of Columbus and is located in an area surrounded by residential development and woodlands. The most desirable use for the land is residential.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: The property is currently zoned residential and there are properties in the area that are zoning R-T (Residential: Two-Family). The zoning change will provide additional residential options within the community and therefore should not affect property values.

Responsible growth and development.

Preliminary Staff Comments: The rezoning represents responsible growth and development. The parcel is located within the city limits in an area with adequate infrastructure include access to a collector street. There are commercial services within the area to support the development.

Current Property Information:	
Land Use:	Undeveloped
Site Features:	Woods, field, stream
Flood Hazards:	The property contains Flood Zone AE, 100-year flood zone with floodway/ flood fringe areas delineated and base flood elevations determined.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	none
Vehicle Access:	The property has access from Carr Hill Road (Collector, Residential, Suburban) and Deer Creek Way (Local, Residential, Suburban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RS3 (Residential: Single-Family 3) RT (Residential: Two-Family) AP (Agriculture: Preferred)	Single-family residential Storage building for Tipton Lakes Wooded, Undeveloped, and cemetery

South:	RS3 (Residential: Single-Family 3) AP (Agriculture: Preferred) RS2 (Residential: Single-Family 2)	Deer Creek Major Subdivision Single-family residential Single-family residential
East:	RS2 (Residential: Single-Family 2) RS3 (Residential: Single-Family 3)	Undeveloped woods and field Brookfield Place Major Subdivision
West:	RT (Residential: Two-Family) AP (Agriculture: Preferred)	Undeveloped woods Single-family residential

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: RS3	Proposed Zoning: RT
Zoning District Intent:	The intent of the RS3, Single-Family Residential zoning district is to provide areas for moderate to high density single-family residences in an area with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks, and open space, employment, and convenience goods.	The intent of the RT, Two-Family Residential zoning district is to provide areas for moderate density single, two and multi-family residences in areas with compatible infrastructure and services. These residences are most likely arranged as multiple detached units on a single lot or multiple attached units separated by lot lines at a common wall. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks, and open space, employment, and convenience goods.
Permitted Uses:	<ul style="list-style-type: none"> • Dwelling, single-family • Nature preserves/conservation area 	<ul style="list-style-type: none"> • Dwelling, single-family • Dwelling, two-family • Nature preserve/conservation area
Water and Sewer Service:	Required	Required
Lot and/or Density Requirements:	Minimum Lot Area: 7,200 sq. ft. Minimum Lot Width: 60 feet	Minimum Lot Area: 3,000 sq. ft. per dwelling unit Minimum Lot Width: <ul style="list-style-type: none"> • Single-Family Structure: 35 feet • Two-Family Structure: 40 feet

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: RS3	Proposed Zoning: RT
Lot and/or Density Requirements: (continued)	Maximum Gross Density: 5 dwelling units per acre.	Maximum Gross Density: 8 dwelling units per acre.
Setbacks Required: Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	Side Yard Setback: Primary Structure: 5 feet Accessory Structure: 5 feet Rear Yard Setback: Primary Structure: 5 feet Accessory Structure: 5 feet. Front Yard Setback: Collector Street: 15 feet.* Local Street: 10 feet.* *25 feet for any garage with a vehicle entrance facing the street.	Side Yard Setback: <ul style="list-style-type: none"> • Single-Family Structure: 0 feet minimum per side, 10 feet aggregate.* • Two-Family Structure: 5 feet *the aggregate side setback for single family may be reduced to 0 feet for the center units in multiple attached unit designs. Rear Yard Setback: Residential Structure: 5 feet Accessory Structure: 5 feet. Front Yard Setback: Collector Street: 15 feet.* Local Street: 10 feet.* *25 feet for any garage with a vehicle entrance facing the street.
Height Restrictions:	Primary Structure: 40 feet Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)	Primary Structure: 50 feet. Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)
Floor Area Requirements:	Minimum Living Area per Dwelling: 1000 sq. ft.	Minimum Living Area per Dwelling: Single-Family Structure: 1000 sq. ft. Two-Family Structure: 1000 sq. ft.
Signs:	Two development entry signs at a maximum height of 6 feet and 32 sq. ft. in area are permitted per public street access point.	Two development entry signs at a maximum height of 6 feet and 32 sq. ft. in area are permitted per public street access point.

Interdepartmental Review:	
City Engineering:	No comments received
City Utilities:	No comments received
Parks Department:	No comments received
MPO:	No comments received

History of this Location:

The relevant history of this property includes the following:

1. On May 7, 2008, The Columbus City Council approved RZ-08-05 (Coronado Development Corp) a request to rezone 10.5 acres from AG (Agriculture District) to RS3 Single-Family 3 Residential.
2. On September 2, 2008, PP-08-04 (Terrace Park Major Subdivision Preliminary Plat) was filed. The request was for the creation of a 14 lot subdivision. On December 3, 2008 the Plan Commission granted a request from the petitioner, Coronado Development Corp, to withdraw the subdivision request.
3. On Wednesday, September 12, 2012, Plan Commission approved MI/P-12-04 (Martin Ahlbrand Minor Subdivision 2nd Replat) a request to divide a 10.5 acre lot into two lots; Lot 3 of which contained a dwelling and accessory building, and Lot 4, the 7.22 acre parcel that is the subject of this rezoning request. As part of the approval, Plan Commission granted a modification from Subdivision Control Ordinance Section 16.24.010(B)(1), the requirement to construct sidewalks along the frontages of Terrace Lake and Carr Hill Roads. The approval was subject to the following three conditions:
 - 1) The petitioner shall provide a subdivision improvement agreement and post a financial guarantee in the amount to 125% of the construction costs of the sidewalks.
 - 2) The petitioner shall either have an approved major subdivision final plat or completed the installation of the sidewalks within 1 year of the primary approval of the Martin Ahlbrand Minor Subdivision 2nd Replat (September 12, 2013).
 - 3) The 20 foot agriculture access easement shall be removed from lot 3 and no access placed along the entire Terrace Lake Road Frontage of Lots 3 & 4.
4. The petitioner has filed PP-13-01 (Willow Glen Major Subdivision Preliminary Plat) along with this rezoning request.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **Goal A-4:** Promote wise and efficient use of limited resources and nonrenewable resources, including but not limited to capital and land.
2. **Policy A-4-2:** Encourage infill development, and or use of vacant parcels for projects such as parks and other amenities which complement the neighborhoods in which they are located.
3. **Policy A-4-4:** Encourage residential clustering and other development types that conserve open space and natural resources and reduce infrastructure costs.
Regulations should encourage development which saves trees, wetlands, flood plains, natural topography, and other natural features and development which includes open space. The city's ordinances need to provide flexibility and incentives for developers to use creative subdivision layouts.
4. **Goal B-1:** Maintain excellent water, air, land quality and protect the natural environment.
5. **Policy B-1-1:** Protect floodway areas from development to prevent runoff which could pollute streams and rivers.

6. **Goal B-2:** Enhance open space to create sustainable recreational environments and wildlife environments and wildlife habitats.
7. **Policy B-3-4:** Encourage green space preservation, particularly trees, in all new development.
8. **Policy B-4-1:** Encourage creative subdivision design which avoids placement of houses in the floodway fringe.

This property is located in the Western Hills character area. The following Planning Principle(s) apply to this application: Ensure that new development takes place in a manner that preserves natural features such as topography and wooded area. Clustering should be encouraged.

Planning Consideration(s):

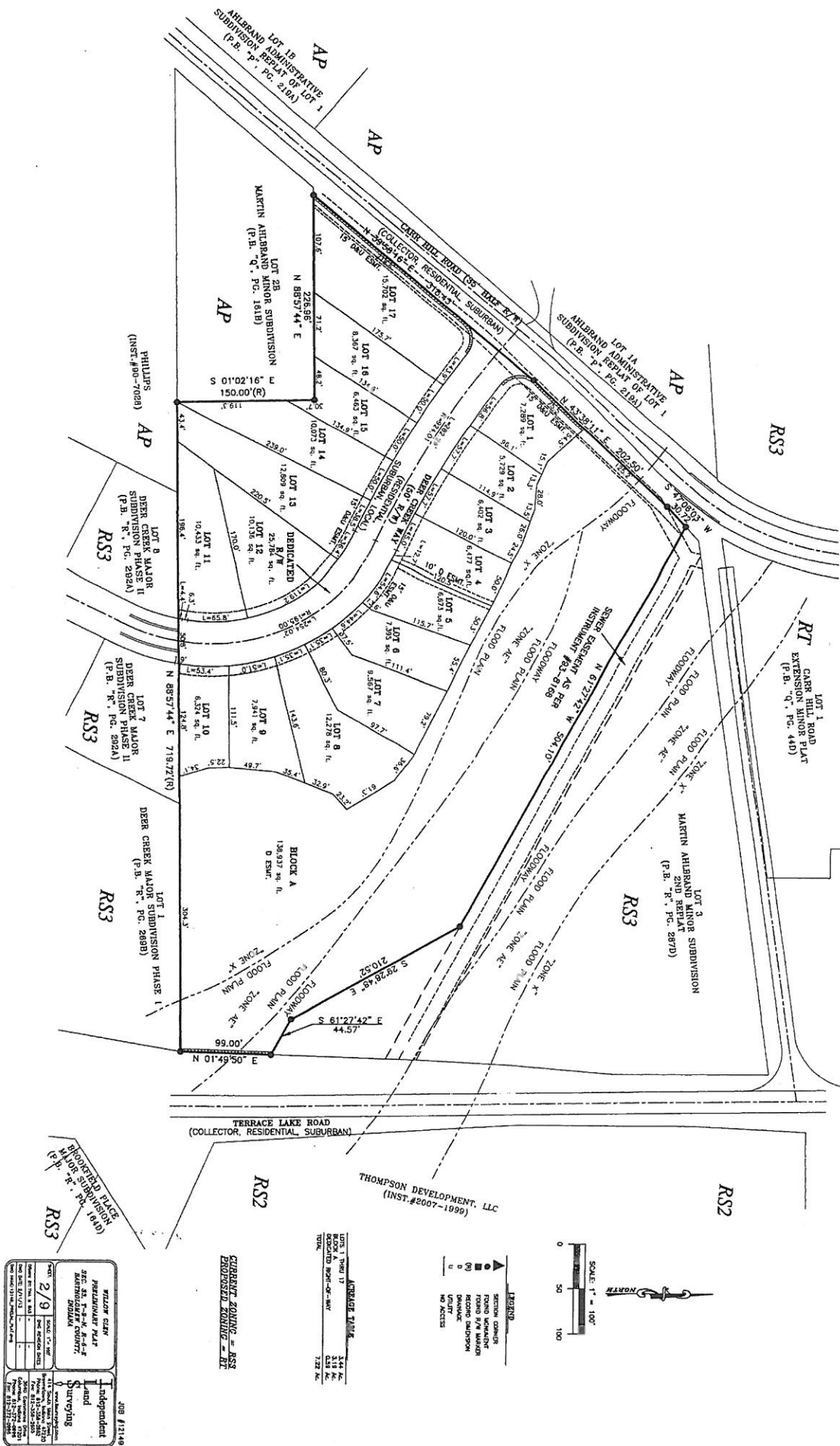
The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The property is located adjacent to residential developments and the zoning in the area is a mixture of medium for higher density residential.
2. The area surrounding the property is a mixture of hills, wooded parcels, and residential developments that have been sensitive to natural features onsite, such as trees and woodlands.
3. The property is currently zoned RS3, Single-Family Residential, which would allow a density of 5 dwelling unit per acre for a total of 36 units. The requested zoning is RT, Two-Family Residential, which would allow 8 dwelling units per acre for a total of 57 units.
4. The property has access to Carr Hill Road which is a collector street. The role of a collector street is to connect local streets with arterial streets and therefore provide connections between neighborhoods and commercial service areas. Collectors provide both mobility and access and are designed to carry up to 8,000 vehicles a day.
5. Higher density development allows for smaller lots sizes and therefore there may be more reliance on public parks for recreation. The nearest park is Harrison Ridge Park which is a half of a mile north of the property via Coles Drive. The park contains basketball and tennis courts as well as other recreation equipment.
6. Higher density development should be located in areas with availability to community services, one of which is public transit. There is no transit service available west of downtown.
7. The applicant has indicated that this request for the RT, Two-Family Residential is for the purpose to allow the developer to create small lots in order to preserve the floodplain areas on the site. The developer is proposing only 17 building lots, which is fewer than the number allowed under the current RS3 zoning or the proposed RT zoning.
8. The property contains both floodway and flood fringe area in the amount of approximately 1.3 acres. The Section 4.7 of the Zoning Ordinance restricts development in a floodway, but allows development to take place in the flood fringe. The major subdivision preliminary plat the developer has file PP-13-01 (Willow Glen Major Subdivision Preliminary Plat) shows the lots being located outside of the floodplain. The Columbus Comprehensive Plan Goal B-1 and Policies B-1-1 and B-4-1 encourage protecting the environment, particularly water quality and floodplains from the effects of development.

Site Location & Surrounding Zoning



WILLOW GLEN MAJOR SUBDIVISION (PRELIMINARY PLAT)



WILLOW GLEN MAJOR SUBDIVISION PRELIMINARY PLAT SHEET 1 OF 1 DATE: 11/11/14		INDEPENDENT SURVEYING 1111 N. 11TH ST. DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1111	
OWNER: 2/9		DRAWN: 2/9	
CHECKED: 2/9		DATE: 11/11/14	
APPROVED: 2/9		DATE: 11/11/14	